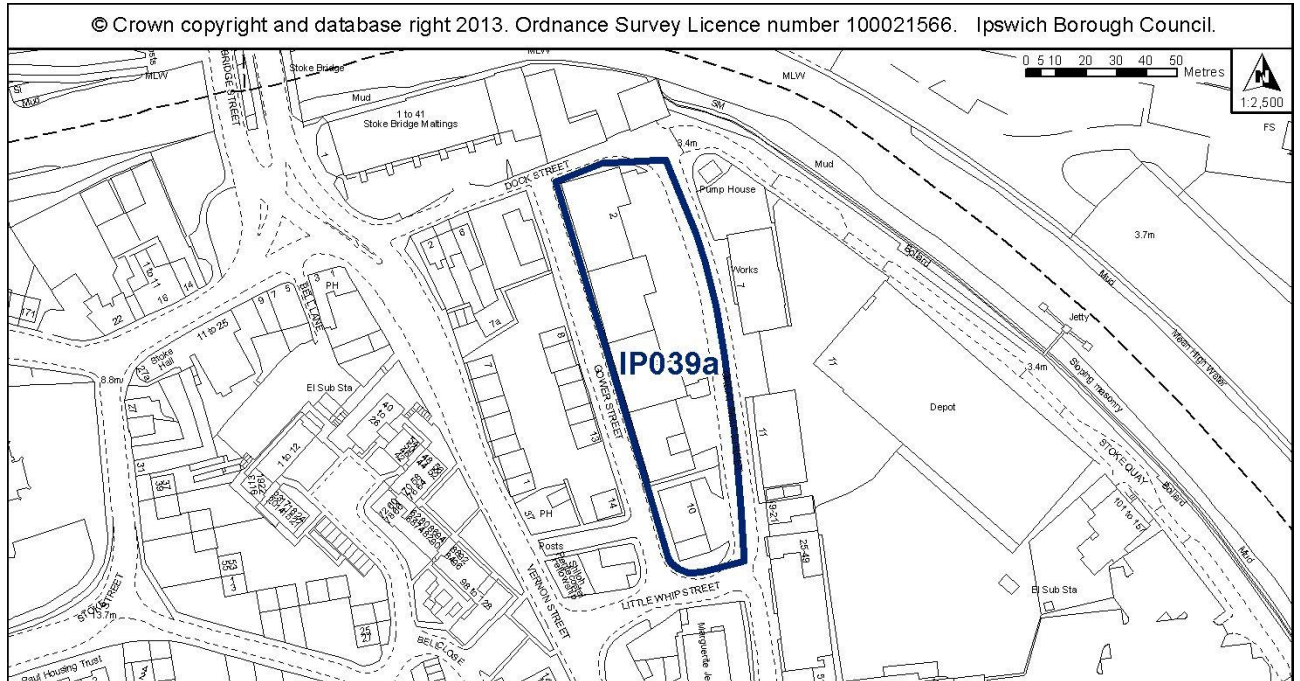


**Site ref: IP039a (UC040 part) Land between Gower Street & Great Whip Street**

**Site area: 0.48ha**



**Proposed Allocation Policy SP2**

Use(s)	Indicative capacity
Residential	43 (90dph*)

\* see Core Strategy policy DM30 for minimum and average densities.

**Preferred Option 2007** For whole of IP040

80% housing at high density – 144 dwellings  
 20% community use, workshops

**Consultation draft 2013**

100% housing at medium to high density – 43 dwellings

**Current use**

Part vacant industrial buildings.

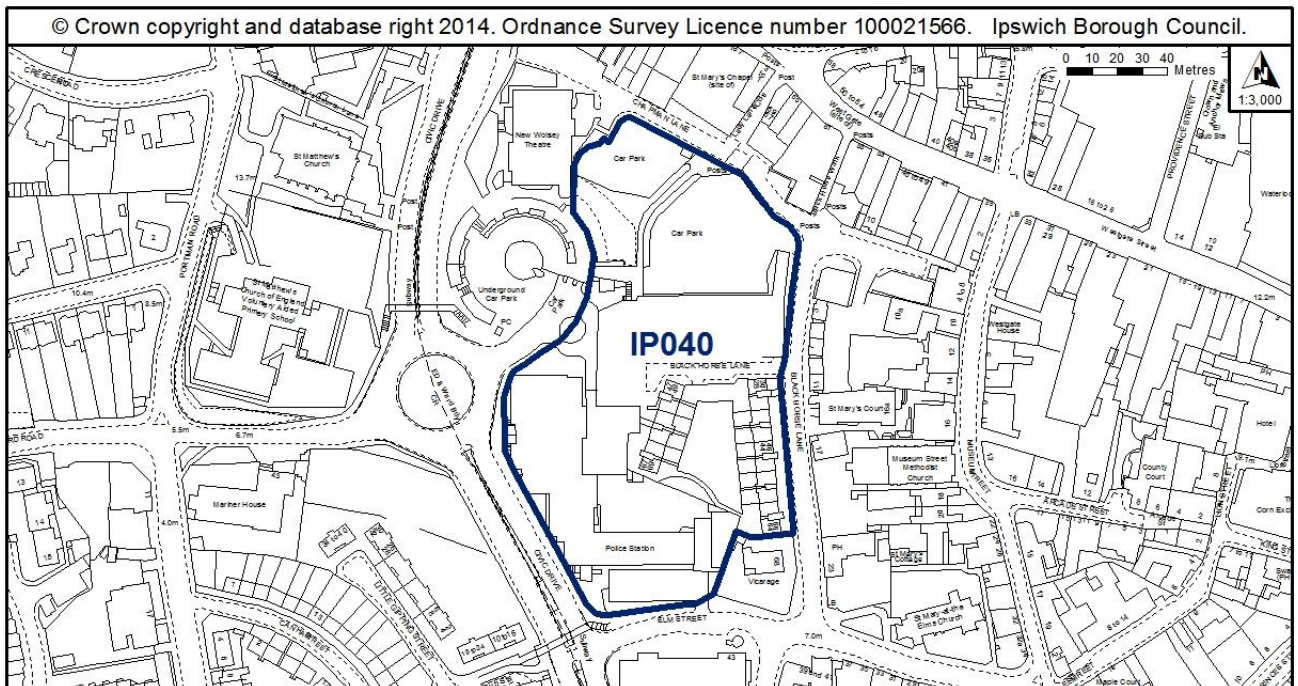
**Development constraints / issues**

In a flood zone, close to an Air Quality Management Area, adjacent to a listed building and conservation area, within area of archaeological importance, and possible contamination. Development principles for the Island Site Opportunity Area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area A').

In terms of archaeology, the site lies immediately adjacent to a large area of Anglo-Saxon and Medieval occupation at Stoke Quay (IPS 683). There is high potential for Middle Saxon archaeology. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.

**Site ref: IP040 & 041 (UC041 & 042) Civic Centre Area / Civic Drive**

**Site area: 1.60ha**



**Proposed Allocation Policies SP2 & SP10**

Use(s)		Indicative capacity
Primary	Retail A1	10-15,000sqm
Secondary	Residential	0 net (100dph on 20% of site = 32, less 32 existing dwellings)

\* see Core Strategy policy DM30 for minimum and average densities.

**Preferred Option 2007** Included as two separate sites previously.

IP041 20% housing at high density – 24 dwellings, 60% retail, 20% B1 employment

IP042 50% housing at high density – 43 dwellings, 50% B1 employment

**Consultation draft 2013** On site excluding residential area west of Black Horse Lane

80% retail

20% housing at high density – 28 dwellings

**Current use**

Vacant development site, former county court and police station and part residential.

**Development constraints / issues**

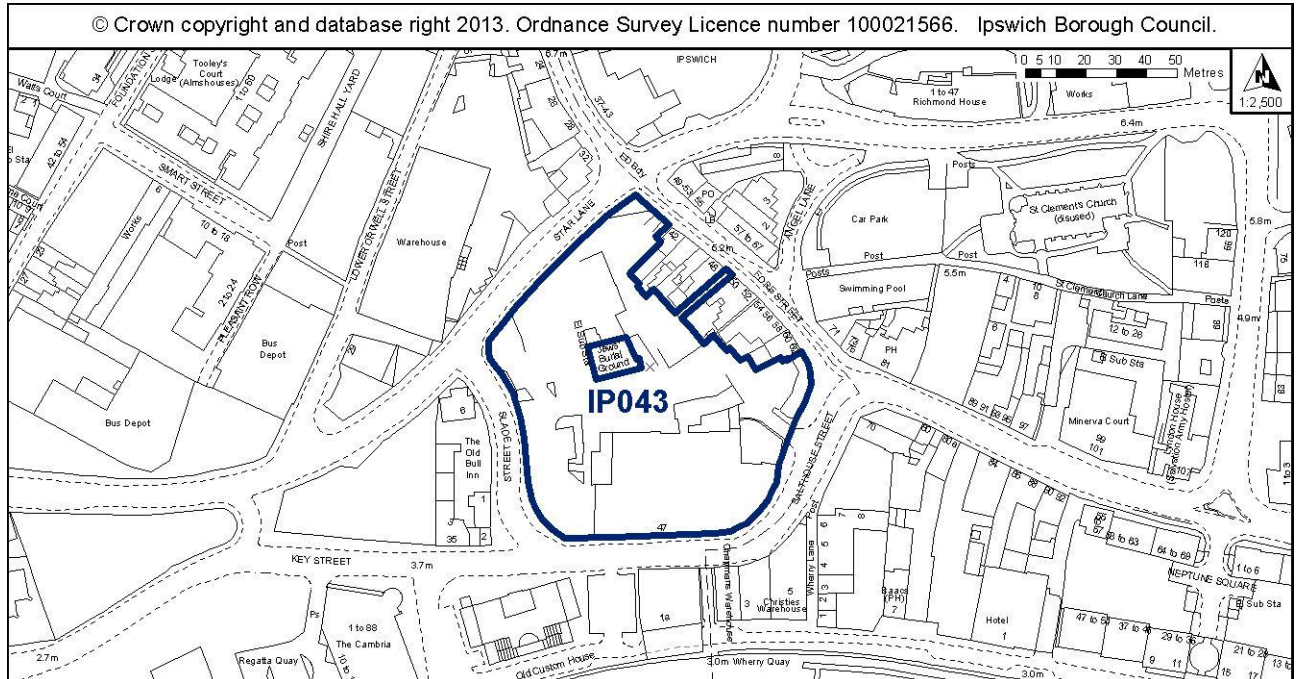
All the previous non-residential uses have now been relocated from this site. There is possible contamination. Residential use could be located above or adjacent to retail uses.

The site is adjacent to the Central Conservation Area and the Burlington Road Conservation Area lies a little further away to the west. St Matthews Church (Grade II\* listed) also lies to the west. Development principles for Westgate Opportunity Area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area E').

This site lies in the historic core of Anglo-Saxon and medieval Ipswich. There is no objection in principle to development, but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.

**Site ref: IP043 (UC044) Commercial Buildings and Jewish Burial Ground, Star Lane**

**Site area: 0.70ha**



**Proposed Allocation Policies SP2 & SP5**

Use(s)		Indicative capacity
Primary	Residential	50 (90dph on 80% of site*)
Secondary	Employment (B1 uses such as offices, research & development, light industrial uses appropriate in a residential area)	1,000sqm

\* see Core Strategy policy DM30 for minimum and average densities.

**Preferred Option 2007**

No allocation in 2007, as the site had planning permission for commercial and residential mixed use.

**Consultation draft 2013**

80% housing at a high density – 61 dwellings

20% B1 employment / leisure

**Current use**

Vacant site, Jewish Burial Ground

## **Development constraints / issues**

Access, Air Quality Management Area, area of archaeological importance and flood risk.

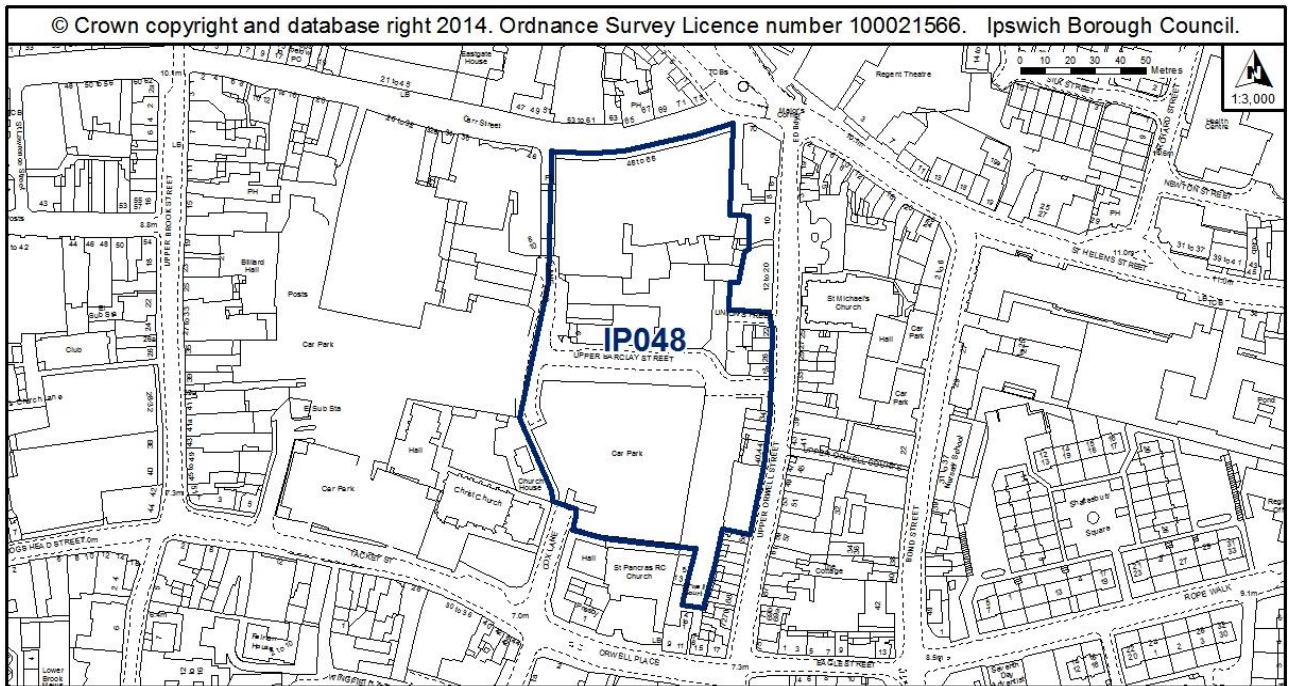
This is a sensitive site in heritage terms, located partly within the Central Conservation Area and containing Grade II listed buildings and adjoining others. Archaeological issues include the Jewish Burial Ground.

It is considered unlikely to come forward for student accommodation as per an extant permission for the site (11/00267/FUL), hence its inclusion in policy. Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B').

This site is within the urban core (IPS 413) and previous archaeological evaluation and limited excavation has revealed Anglo-Saxon and Medieval remains (IPS 639, 371, 372, 358). There is outstanding post-excavation work under IP/11/00267). Development of the site could involve potentially high excavation costs. The site presents opportunities for enhancing the Jewish Burial Ground. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.

**Site ref: IP048 (UC051) Mint Quarter east of Cox Lane**

**Site area: 1.33ha**



**Proposed Allocation Policies SP2, SP6 & SP17**

Use(s)		Indicative capacity
Primary	Residential 60%	72 (90dph on 60% of site)
	Amenity green space & short stay multi-storey car parking 40%	-

\* see Core Strategy policy DM30 for minimum and average densities.

**Preferred Option 2007 (For whole site, east and west of Cox Lane)**

20% housing at high density – 89 dwellings

80% retail, car park and food & drink

**Consultation draft 2013**

60% housing at high density – 73 dwellings

40% open space and short stay car parking

**Current use**

Surface level short stay car parking, vacant shops

## **Development constraints / issues**

Short stay parking for shoppers needed and the provision of public open space within the site, however part of these could span Cox Lane into the west part of the site also. A development brief for the whole site (east and west of Cox Lane) will be prepared but development may come forward incrementally.

Close to an Air Quality Management Area, in an area of archaeological importance, adjacent to the Central Conservation Area and listed buildings, possible contamination and TPOs on site or nearby (an application for Tree Works may be needed). The locally listed façade to Carr Street is to be retained.

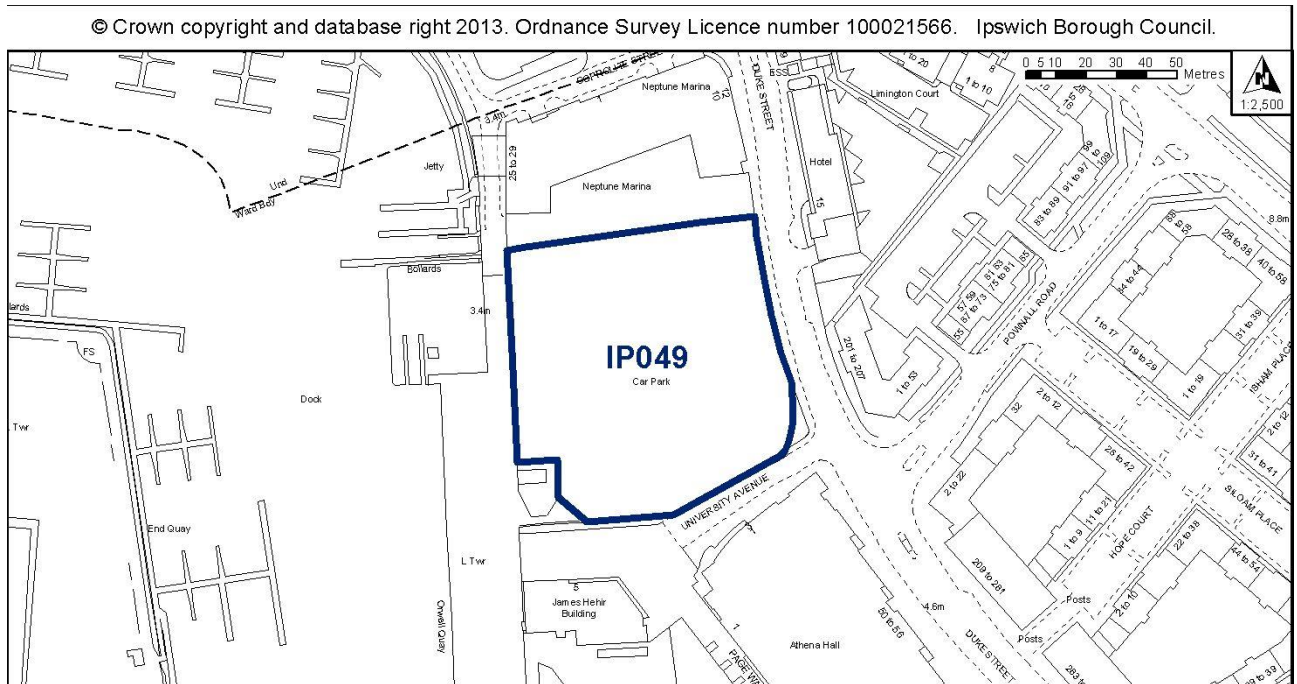
Development principles for the Mint Quarter / Cox Lane regeneration area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies development plan document (see 'Opportunity Area C').

Much of this site is a Scheduled Monument, therefore separate Scheduled Monument Consent will need to be obtained in addition to planning permission. The scheduled area represents a large portion of the Anglo-Saxon and medieval town, preserved under current car parks. There would be extremely high archaeological costs associated with development. Development would require full assessment prior to the granting of any proposals - DBA, building survey and evaluation. Excavations and interventions have taken place in parts of the site and revealed evidence for occupation and activity from the Middle Saxon period onwards - the rest of the site is undisturbed from modern development under car parks and is anticipated to contain rich and well preserved archaeological remains. As noted in Policy CS4, English Heritage consent would be needed for any development on scheduled sites. Should the principle of any development be acceptable, archaeological remains will be complex, important and involve significant costs. Archaeological management would be a major consideration and should to involve upfront assessment to inform design (e.g. to allow for preservation in situ of deposits or appropriate programmes of work).



**Site ref: IP049 (UC052) No. 8 Shed, Orwell Quay**

**Site area: 0.76ha**



**Proposed Allocation Policy SP12 and SP17**

Use(s)	Indicative capacity	
Primary	Education / Waterfront uses  Public car parking	-  -
Secondary	Ancillary uses to university (e.g. GP surgery)	-

**Preferred Option 2007**

50% housing at high density – 62 dwellings; 20% hotel; 20% public car parking and 10% small scale leisure / retail.

**Consultation draft 2013**

Education and ancillary uses, Waterfront uses, public car parking.

**Current use**

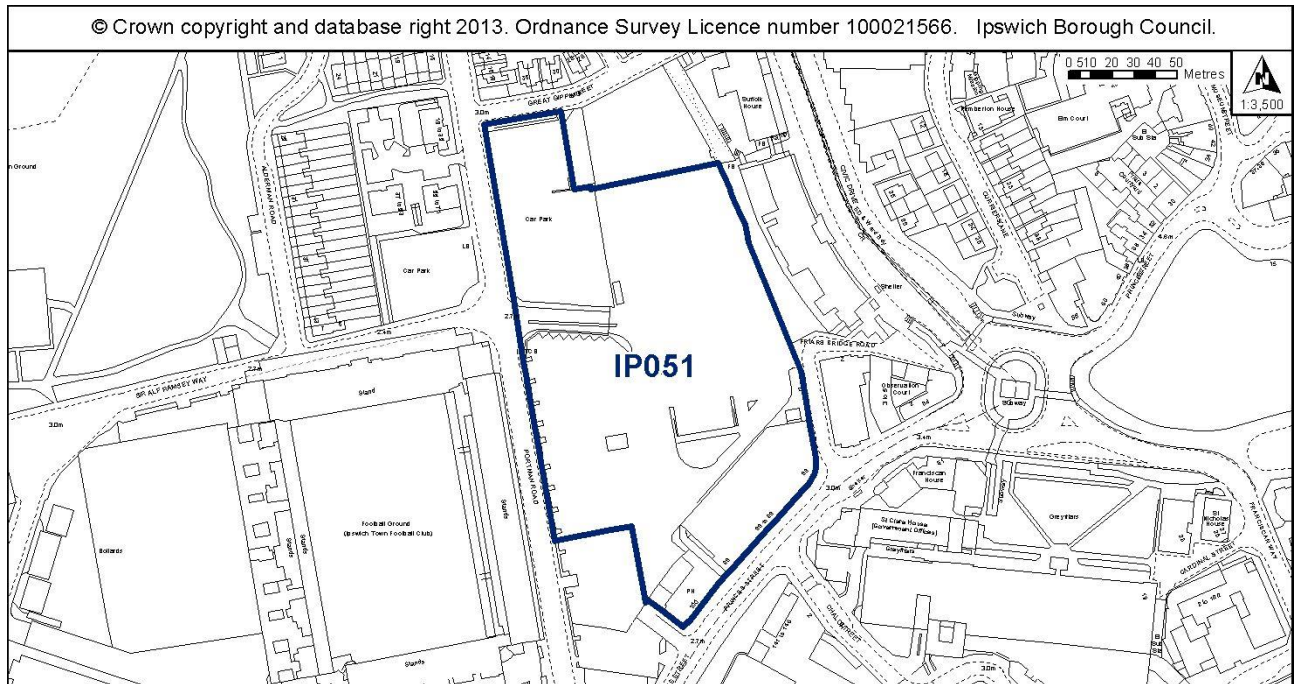
Temporary surface level long stay car parking.

**Development constraints / issues**

Within a flood zone and an area of archaeological importance and close to an Air Quality Management Area. It is adjacent to a conservation area and there may be contamination. Archaeology will need to be considered.

**Site ref: IP051 (UC054) Old Cattle Market, Portman Road - South**

**Site area: 2.21ha**



**Proposed Allocation Policy SP5**

Use(s)		Indicative capacity
Primary	Offices (B1a)	20,000sqm
Secondary	Hotel / Leisure (and possible car parking)	-

\* see Core Strategy policy DM30 for minimum and average densities.

**Preferred Option 2007**

40% large scale leisure; 20% employment; 10% hotel; 20% housing at high density – 83 dwellings;  
10% small scale retail / food and drink

**Consultation draft 2013**

80% B1 office employment  
20% hotel and leisure

**Current use**

Surface level long stay car parking, public house, vacant former car showroom, vehicle repair workshop.

## **Development constraints / issues**

There may be a need to provide replacement car parking on site before the site can be redeveloped and/or this may be accommodated at the site on West End Road (IP015). Possible contamination and in a flood zone. Development principles for River Corridor and Princes Street Corridor Opportunity Area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area F'). They include creating a new townscape of well defined blocks east of Portman Road.

In terms of archaeology, this site has potential for palaeo-environmental and waterlogged remains. There may be potential for waterlogged remains relating to the waterfront, and Friar's Bridge (IP260). A desk-based assessment should be undertaken, with an appropriate level of field evaluation that is informed by its results.